

For Lease
22,200 SF Unit

1700 Landmark Road

Aurora, Illinois

PROPERTY HIGHLIGHTS

- Rarely available unit in this size range
- Immediately available
- Institutionally owned and managed
- Potential for fenced/secured outdoor storage
- Zoning: Industrial
- Immediate Access to I-88 via Rt. 31 or Orchard Road
- Walking distance to an abundance of retail amenities
- Lease Rate: Subject to Proposal
- Real Estate Taxes: \$0.91 PSF (2023 Payable 2024)
- CAM: \$1.59 PSF (Includes Insurance & Mgmt)



22,200 SF
AVAILABLE UNIT



2,315 SF
UPDATED OFFICE



1 INTERIOR DOCK
WITH LEVELER



TWO - 12' x 16'
DRIVE-IN DOORS



11'6" - 15'
CEILING HEIGHT



800A, 120/240V,
3-PHASE

Contact

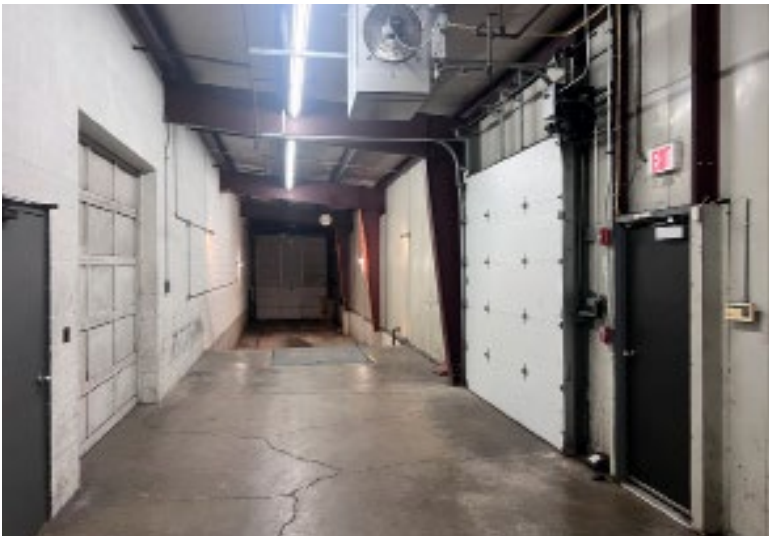
Jack Brennan
+1 630 317 0754
jbrennan@hiffman.com

One Oakbrook Terrace
Suite 400
Oakbrook Terrace, Illinois 60181
+1 630 932 1234

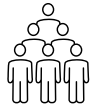
NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE ACCURACY OF THE INFORMATION CONTAINED HEREIN, AND THE SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, PRIOR SALE, LEASE OR FINANCING, OR WITHDRAWAL WITHOUT NOTICE, AND OF ANY SPECIAL LISTING CONDITIONS IMPOSED BY OUR PRINCIPALS NO WARRANTIES OR REPRESENTATIONS ARE MADE AS TO THE CONDITION OF THE PROPERTY OR ANY HAZARDS CONTAINED THEREIN ARE ANY TO BE IMPLIED.



One Oakbrook Terrace
Suite 400
Oakbrook Terrace, Illinois 60181
+1 630 932 1234



2023 DEMOS | 5-MILE RADIUS



188,802

TOTAL POPULATION



\$98,646

AVERAGE HOUSE-HOLD INCOME



75,047

LABOR FORCE



16.0%

BACHELOR DEGREE+

NOTABLE DISTANCES

MAJOR ARTERIES / INTERSTATES

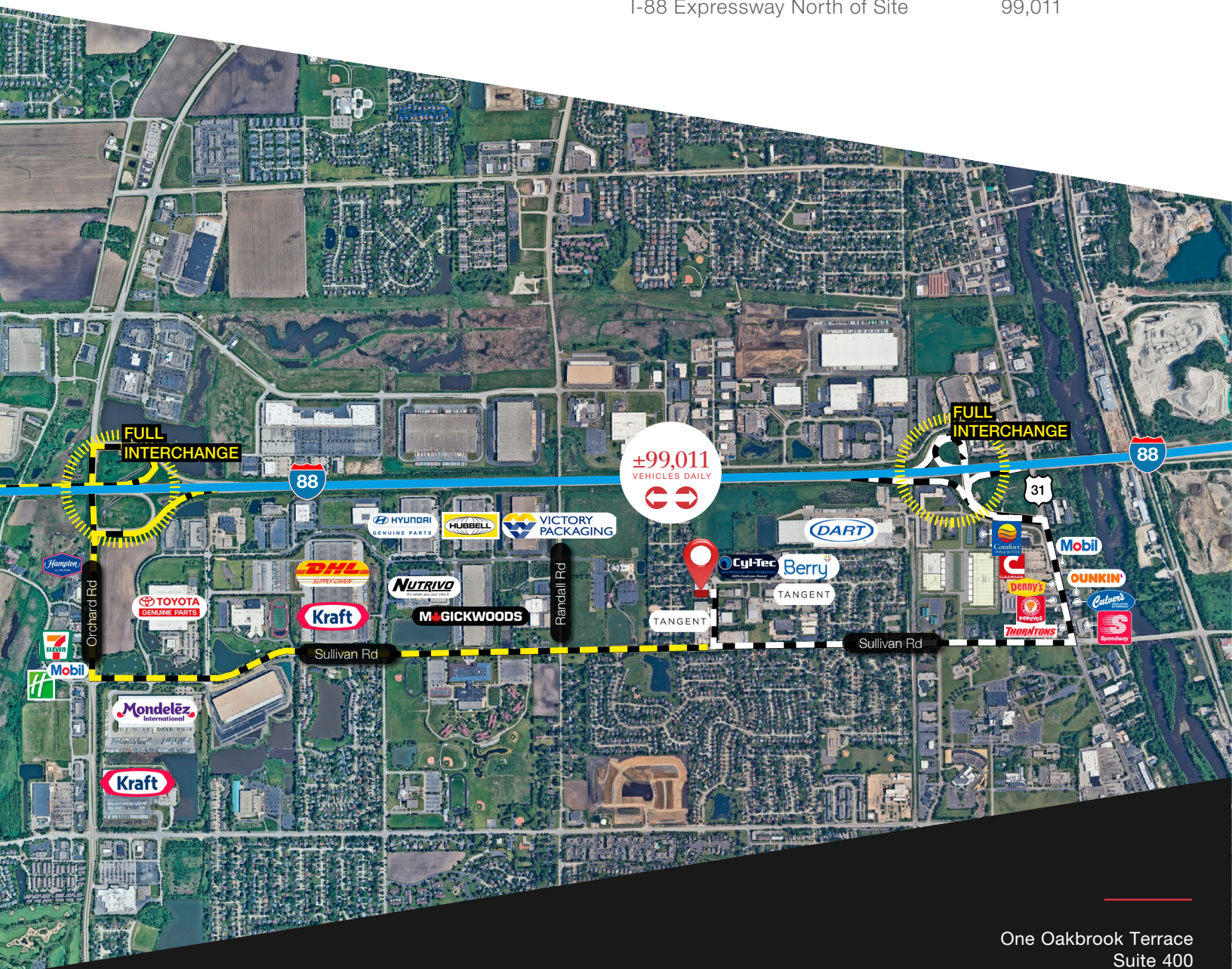
I-88 Expressway	1.5 miles, 6 minutes
I-355 Expressway	16 miles, 21 minutes
I-294 Expressway	25 miles, 30 minutes
I-90 Expressway	21 miles, 40 minutes

DESTINATIONS

O'Hare International Airport	34 miles, 40 minutes
Chicago Business District	40 miles, 52 minutes

VEHICLES PER DAY

I-88 Expressway North of Site	99,011
-------------------------------	--------



One Oakbrook Terrace
Suite 400
Oakbrook Terrace, Illinois 60181
+1 630 932 1234